



Project Addresses: 1801 Legacy Lane, 1722 Legacy Lane, 1721-23 Southern Ridge Trail, 1801-03 Southern Ridge Trail, 1721 Legacy Lane, and 1802 Legacy Lane

Application Type: Rezoning

Legistar File ID # [33171](#), [33172](#), [33173](#), [33187](#), [33191](#), and [33192](#)

Prepared By: Heather Stouder, AICP, Planning Division

Summary

Requested Action: Rezoning of property at 1801 Legacy Lane, 1722 Legacy Lane, 1721-23 Southern Ridge Trail, 1801-03 Southern Ridge Trail, 1721 Legacy Lane, and 1802 Legacy Lane from the TR-C4 (Traditional Residential – Consistent 4) District to the SR-C3 (Suburban Residential – Consistent 3) District. No changes to these properties are proposed at this time, but staff anticipates a proposal for a two-family twin building at 1801 Legacy Lane in the near future based on discussions with the property owner.

Proposal Summary: Rezoning of property from TR-C4 to SR-C3, sponsored by Alder Lisa Subeck.

Applicable Regulations & Standards: This proposal is subject to the standards for Zoning Map Amendments (MGO Section 28.182).

Review Required By: Plan Commission (PC) and Common Council (CC)

Summary Recommendation: The Planning Division recommends that the Plan Commission find that zoning map amendment standards can be met and **approve** the requested rezoning, subject to input at the public hearing.

Background Information

Parcel Location: The six subject properties are located north of Midtown Road on the east side of Southern Ridge Trail and on both sides of Legacy Lane; Aldermanic District 1 (Subeck); Madison Metropolitan School District.

Existing Conditions and Land Use:

1801 Legacy Lane – Vacant 11,000 square foot property
1722 Legacy Lane – Vacant 11,400 square foot property
1721-23 Southern Ridge Trail – Two-unit twin building constructed in 2006 on 11,400 square foot property
1721 Legacy Lane – Two-unit twin building constructed in 2006 on 10,900 square foot property
1801-03 Southern Ridge Trail – Two-unit twin building constructed in 2005 on 11,400 square foot property
1802 Legacy Lane - Vacant 11,400 square foot property

Surrounding Land Use and Zoning:

North: Single-family homes in the TR-C1 (Traditional Residential – Consistent 1), TR-C3 (Traditional Residential – Consistent 3), and TR-C4 (Traditional Residential – Consistent 4) Districts.

East: Single-family homes and undeveloped land in the TR-C1 (Traditional Residential – Consistent 1) District.

South: Across Midtown Road to the south, unincorporated agricultural land.

West: Across Southern Ridge Trail to the west, a 90-foot wide strip of undeveloped land, then a series of four-unit buildings in the PD (Planned Development) District.

Adopted Land Use Plan: The Comprehensive Plan (2006) recommends low density residential uses in this area. The High-Point Raymond Neighborhood Development Plan does not have a more specific recommendation.

Description, Analysis and Conclusion

Description of Zoning Change – In conjunction with the Southern Ridge plat approved in 2004, the subject properties were formerly zoned R3 (the former “Single- and Two-Family Residence District”), which allowed for the construction of the three existing two-family twin homes. Two-family twin homes with a design similar to the existing buildings are not allowed in the existing TR-C4 District. A zoning change to the SR-C3 (Suburban Residential- Consistent 3) District would allow for development of the three remaining vacant lots to occur in a form similar to the three developed lots. As per the “Dispersion of Dwellings” requirement in MGO Sec. 28.037(a), each two-family twin home proposed on the three vacant lots will require conditional use review based on proximity to other existing two-family twin homes.

Standards for Review for Zoning Map Amendments—The proposed zoning map amendments for 1801 Legacy Lane, 1722 Legacy Lane, 1721-23 Southern Ridge Trail, 1801-03 Southern Ridge Trail, 1721 Legacy Lane, and 1802 Legacy Lane from TR-C4 (Traditional Residential—Consistent 4) to SR-C3 (Suburban Residential – Consistent 3) are consistent with the Comprehensive Plan, which recommends low density residential land uses. The redevelopment supported in these zoning districts would be very similar to the existing land uses on the already developed lots, and thus would not have foreseeable impacts on the public health, safety, and welfare.

Recommendation

Planning Division Recommendation (Contact Heather Stouder, 266-5974)

The Planning Division recommends that the Plan Commission find that the zoning map amendment standards are met and **approve** the requests for rezoning at 1801 Legacy Lane, 1722 Legacy Lane, 1721-23 Southern Ridge Trail, 1801-03 Southern Ridge Trail, 1721 Legacy Lane, and 1802 Legacy Lane, subject to input at the public hearing.